



**RAINIER**  
INNOVATION  
CENTER



View Property Video

**RARE 100,000 SF R&D FLEX SPACE FOR LEASE**  
2646 Rainier Ave S, Seattle, WA



# History Transformed

If it were 1942, you'd be in the perfect position to knock one out of the park.

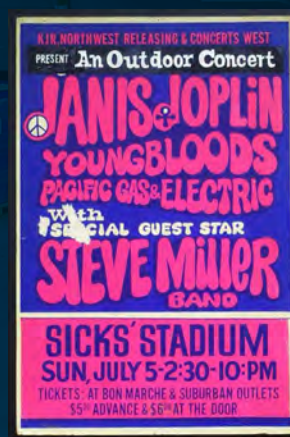
Rainier Innovation Center is located on the former site of Sick's Stadium, the home field of the Seattle Rainiers. Sick's Stadium has a rich history that dates back to the early 20th century. Originally built in 1938, the stadium hosted minor league baseball games, football matches, and concerts for several decades. Concerts held at the stadium include Jimi Hendrix, Elvis Presley & Janis Joplin.

While this historic stadium has since been demolished, **Rainier Innovation Center, a versatile R&D flex space equipped with robotics labs and warehouse storage, was built in its place in 1976.**

Today, Rainier Innovation Center has the potential to be a hub for innovation and discovery. Its adaptable layout can accommodate a variety of business needs, from cutting edge research to manufacturing and distribution. **This 100K SF site is a prime spot for R&D tenants looking to take advantage of its prominent Seattle location.**



\*Image by Heritage Auctions



\*Image by Google



\*Image by Crosscut.com

# Property Highlights

Rainier Innovation Center is a **family owned and operated building** that offers tenants the rare opportunity to locate their business close to downtown Seattle. With **exceptional accessibility and versatility**, this 100K SF flex space is **primed for manufacturing, distribution, or R&D tenants** looking to take advantage of this thriving metro area.

**100,000 SF**  
Total Available

**2**  
Floors

**300 Stalls**  
Car Parking Structure

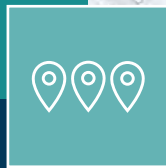


[View Property Video](#)

Take advantage of Seattle's growing metro area with reach to 2 million people within a 30 minute drive.



**Unmatched Accessibility**  
Reach I-90 & I-5 in minutes



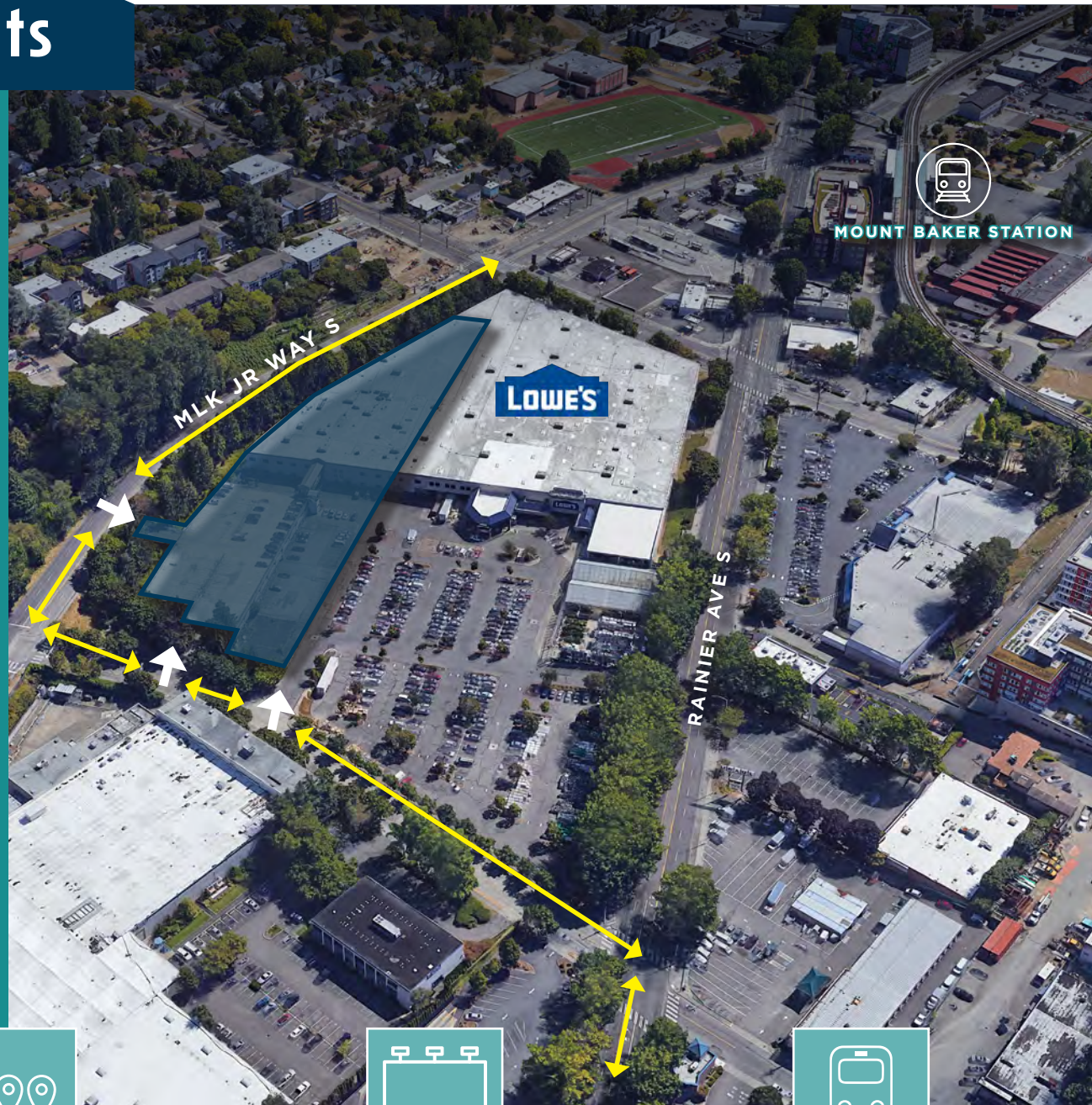
**Abundant Amenities**  
Close proximity to Downtown Seattle and surrounded by numerous amenities



**Exceptional Visibility**  
Monument signage available and ample foot traffic

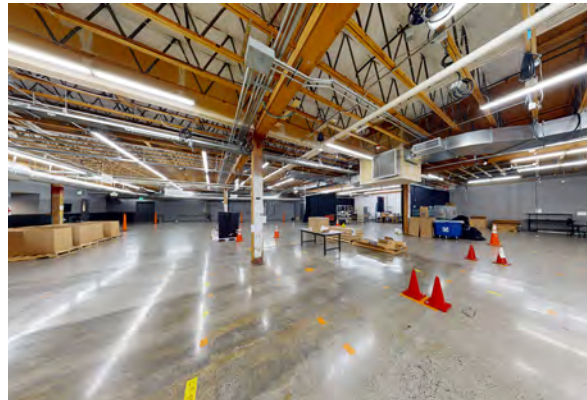
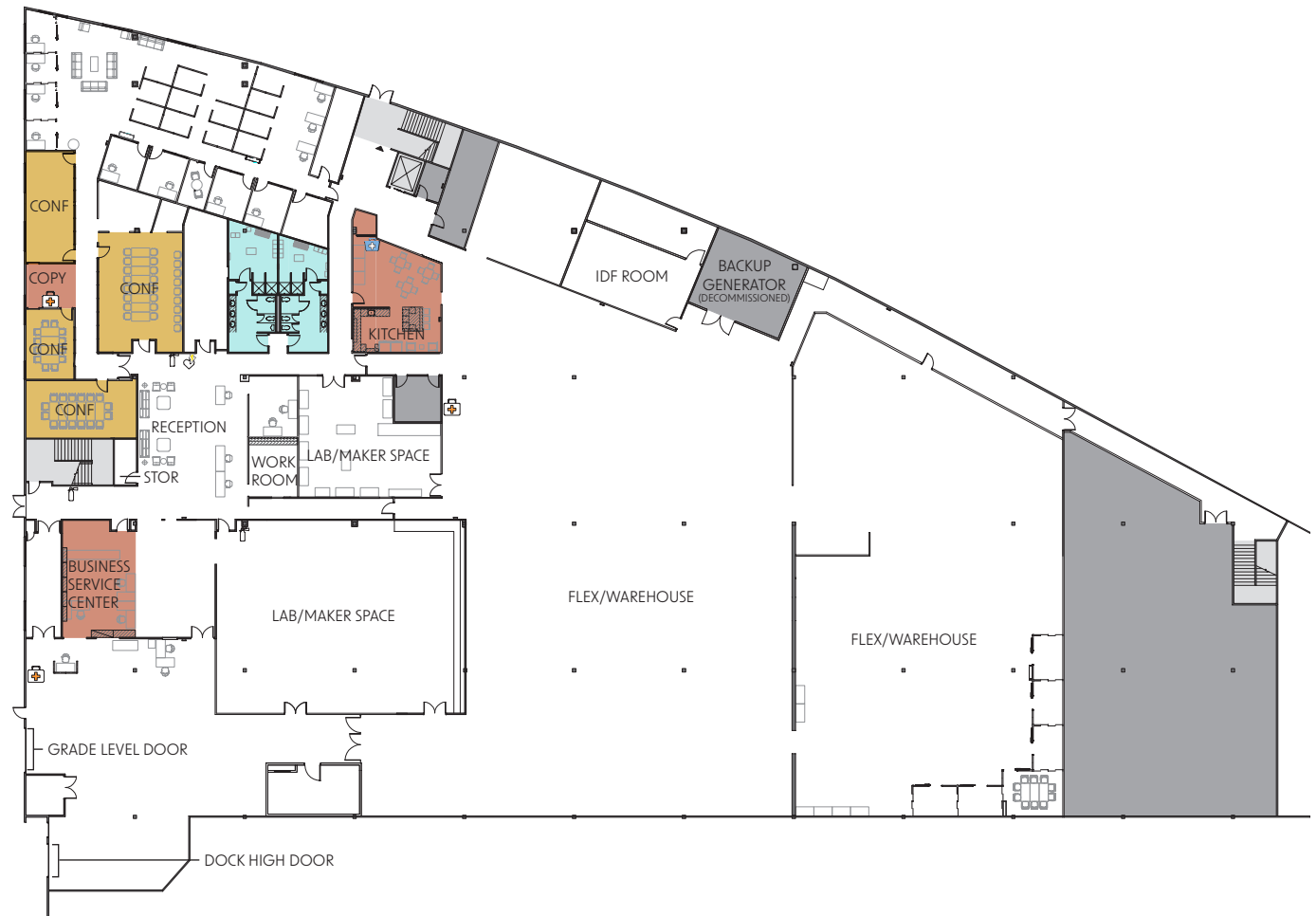


**Stay Connected**  
Numerous transit options and great light rail access make it easy to stay connected to the greater Seattle area



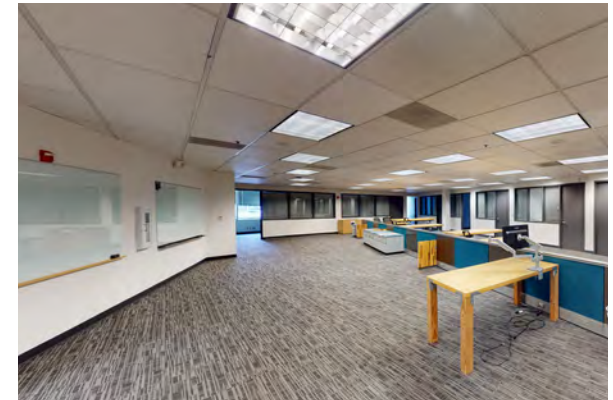
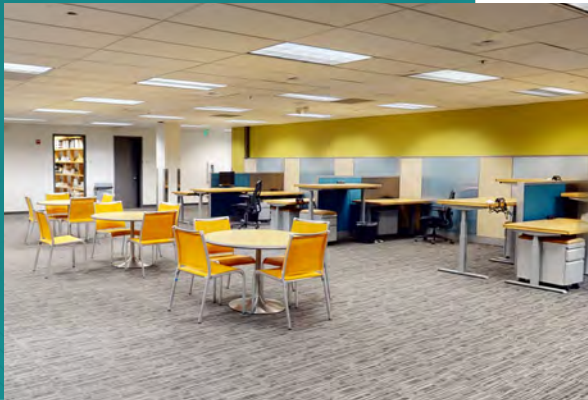
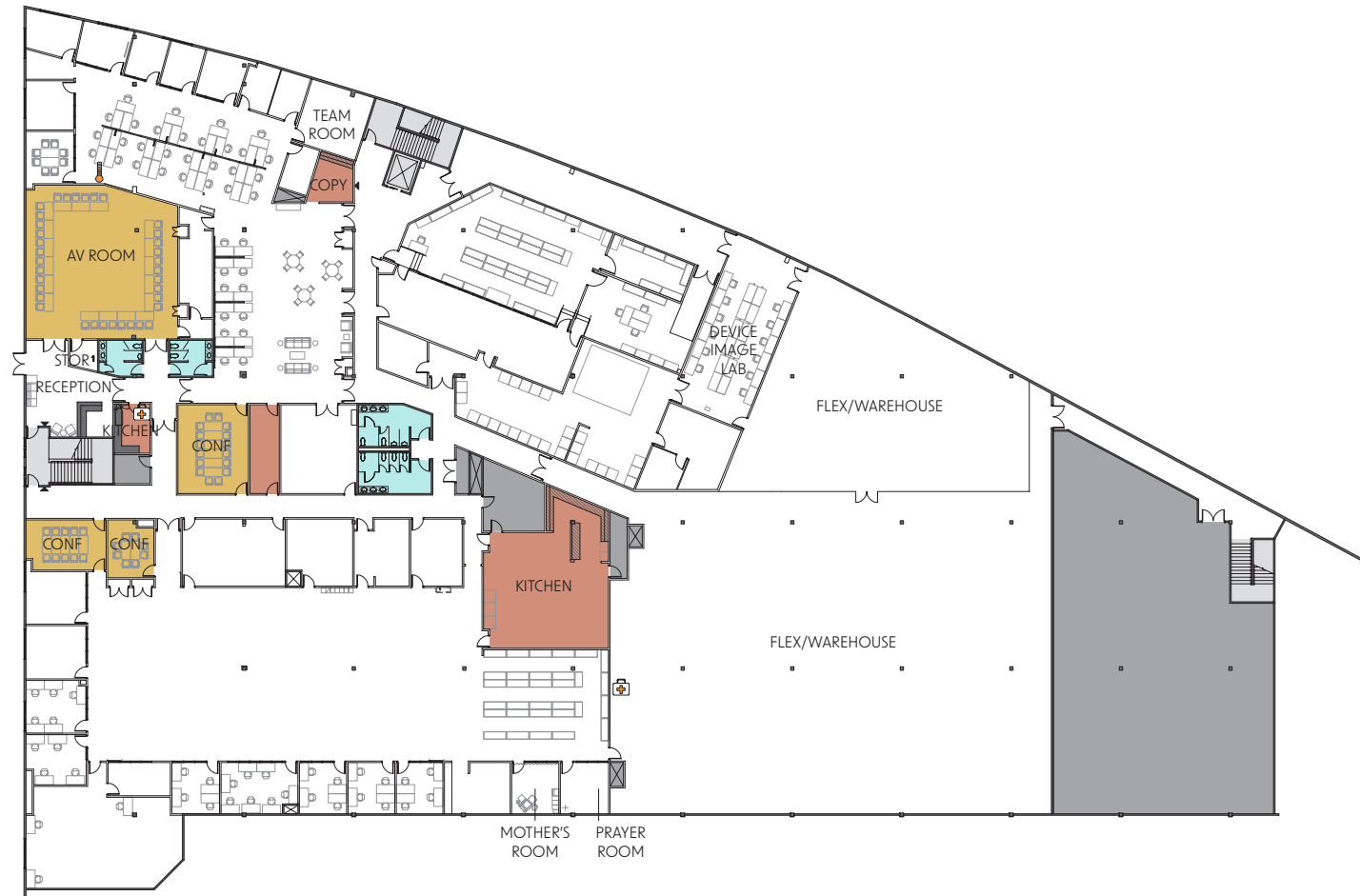
# First Floor

- 4 Conference Rooms
- Business Service Center
- Copy Room
- Team Room
- Kitchenette
- Reception Area
- One dock-high door and one grade-level roll up door
- Mix of Office, Lab/Maker Space, and Flex Warehouse
- 12' Clear Height
- Heavy upgraded 3-phase power

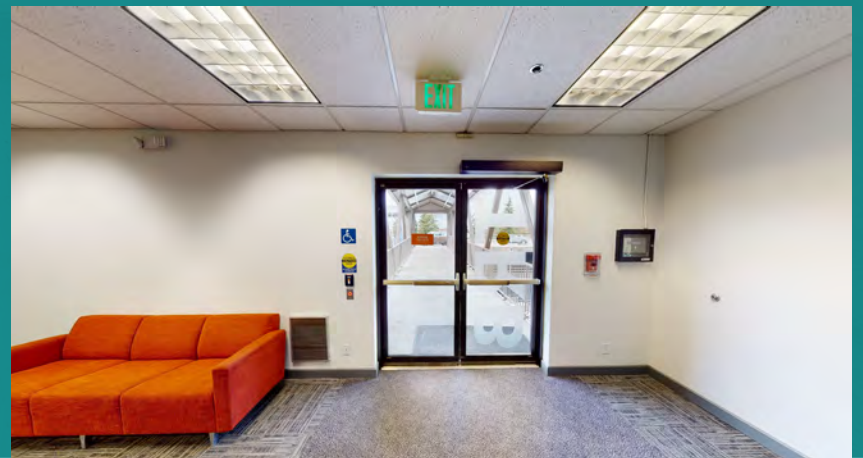
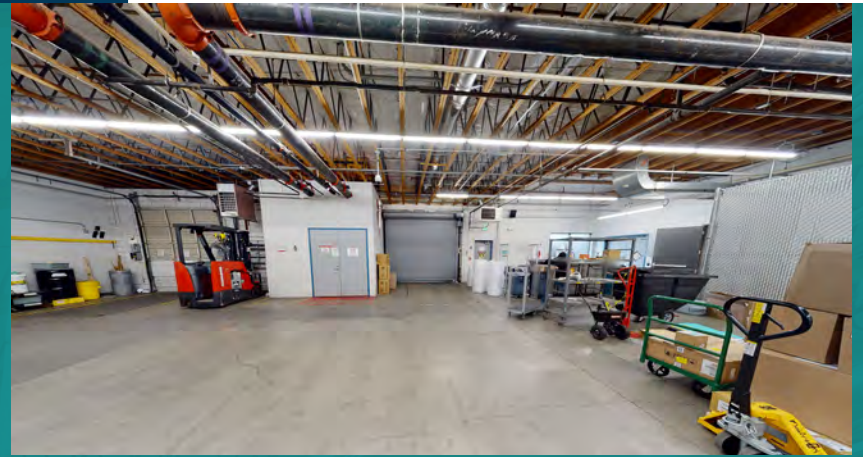


# Second Floor

- 3 Conference Rooms
- Copy Room
- Team Room
- 2 Kitchenettes
- Reception Area
- AV Room
- Photo Studio
- Direct Access to the Top Floor of the Parking Structure Via the skybridge
- 12' Clear Height
- Heavy upgraded 3-phase power



# First & Second Floor Photos



# Transportation and Amenity Map

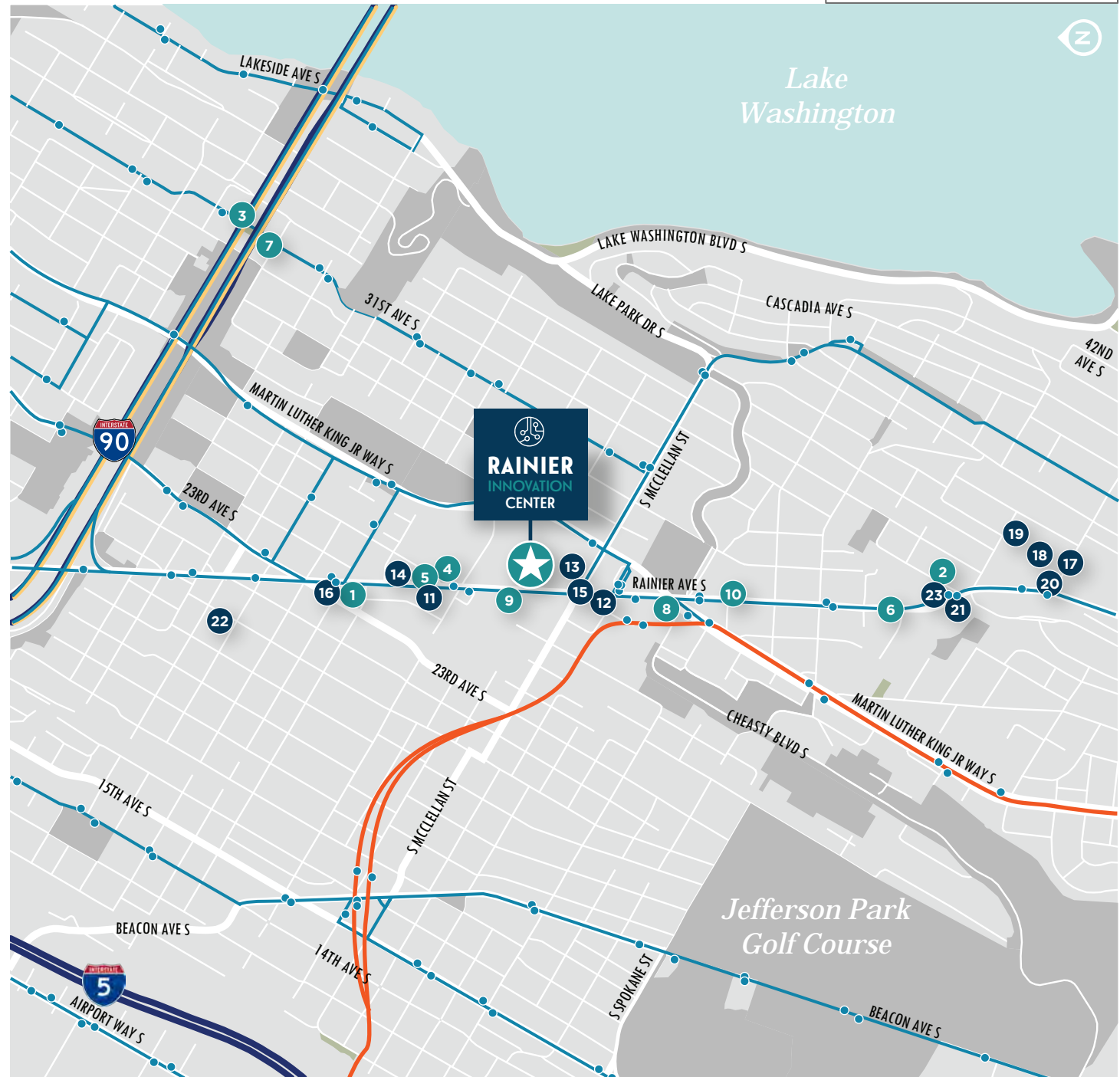
- Bus & Rail Stops
- SeaTac-Seattle Light Rail
- Bus Line

## RESTAURANTS

1. Buddha Bruddah
2. Emerald City Fish & Chips
3. Heyday Bar & Restaurant
4. McDonald's
5. Subway
6. Tacos El Asadero
7. That's Amore! Italian Cafe
8. The Original Philly's
9. Wendy's
10. Wingstop

## SHOPPING

11. Bartell Drugs
12. Cash America Pawn
13. Lowe's Home Improvement
14. Metro by T-Mobile
15. O'Reilly Auto Parts
16. Rainier Farmer Market
17. ATT Store
18. Ross Dress for Less
19. Safeway
20. T-Mobile
21. U-Haul Neighborhood Dealer
22. US Foods CHEF'S STORE  
Columbia City
23. West Coast Self-Storage





# RAINIER INNOVATION CENTER

## RARE 100,000 SF R&D FLEX SPACE FOR LEASE 2646 Rainier Ave S, Seattle, WA

### BRANDON BURMEISTER

Senior Director  
+1 206 215 9702  
brandon.burmeister@cushwake.com

### ANDREW SHULTZ

Senior Director  
+1 206 215 1645  
andrew.shultz@cushwake.com

### SCOTT ALAN, SIOR

Executive Managing Director  
+1 206 521 0236  
scott.alan@cushwake.com

### PATRICK MULLIN

Executive Managing Director  
+1 206 521 0265  
patrick.mullin@cushwake.com



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 06/21/23